

**TRANSFER
TAX
PAID**

Doc # 2009029776
Book 10243 Page 0319

SHORT FORM QUITCLAIM DEED WITHOUT COVENANT

43-120-18

TD BANK, N.A. (F/K/A TD BANKNORTH, N.A.) with a mailing address of Two Portland Square, P.O. Box 9540, Portland, Maine, 04112-9540, hereby releases to **MCAVOY MANAGEMENT, INC.** a Maine corporation with a mailing address of 15 Ayer Street, Oakland, Maine 04963, the following described real property located in the City of Waterville, County of Kennebec and State of Maine:

Certain lots or parcels of land, together with the buildings thereon, situated in the City of Waterville, County of Kennebec, and State of Maine, bounded and described as follows:

Unit 18, Unit 19 and its limited common element Garage Bay No. 3; Unit 20 and its limited common element Garage Bay No. 6; Unit 21 and Unit 22 in the Averill Condominium, as described in the Averill Condominium Declaration dated December 19, 1988, and recorded in the Kennebec County Registry of Deeds in Book 3480, Page 1; as amended by Amendment to Declaration dated October 3, 2002, and recorded in the Kennebec County Registry of Deeds in Book 7562, Page 210; as amended by Second Amendment to Declaration dated January 5, 2005, and recorded in the Kennebec County Registry of Deeds in Book 8267, Page 342; as amended by Third Amendment to Declaration dated March 30, 2005, and recorded in the Kennebec County Registry of Deeds in Book 8358, Page 210, as amended by Amendment adopted May 17, 2005 and recorded in the Kennebec County Registry of Deeds in Book 8559, Page 133; as amended by Fifth Amendment dated December 27, 2005, and recorded in the Kennebec County Registry of Deeds in Book 8748, Page 107; as amended by Sixth Amendment dated July 6, 2006, and recorded in the Kennebec County Registry of Deeds in Book 8974, Page 2, and by Seventh Amendment dated February 7, 2007 and recorded in the Kennebec County Registry of Deeds in Book 9253, Page 169; and as shown on the Plats and Plans recorded in the Kennebec County Registry of Deeds in File E-88308 through E-88314, as those condominium documents may have been amended. Reference is made to an acceptance of Special Declarant Rights recorded in the Kennebec County Registry of Deeds in Book 6937, Page 342.

Together with any and all limited common elements, rights, easements, privileges and appurtenances belonging to the Units and Garage Bays described above.

Subject, however, to the terms, conditions, agreements, covenants, restrictions, obligations and easements referred to in the Averill Condominium Declaration described above, and to utility easements described in Book 3415, Page 7 and Book 3465, Page 269 of the Kennebec County Registry of Deeds.

For Sources of Title:

Unit 18: Being the same premises conveyed to Jack Shaw and Terri Bishop-Shaw by Quitclaim Deed with Covenant from ATL Holdings, LLC dated July 6, 2006, and recorded in the Kennebec County Registry of Deeds in Book 8974, Page 4.

Received Kennebec SS.
10/16/2009 8:13AM
Pages 3 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

3) Luce & Law

Unit 19: Being the same premises conveyed to Jack R. Shaw and Terri L. Bishop-Shaw by Quitclaim Deed with Covenant from ATL Holdings, LLC dated March 30, 2005, and recorded in the Kennebec County Registry of Deeds in Book 8358, Page 212.

Unit 20: Being the same premises conveyed to Jack Shaw and Terri Bishop-Shaw by Quitclaim Deed with Covenant from ATL Holdings, LLC dated July 6, 2006, and recorded in the Kennebec County Registry of Deeds in Book 8974, Page 6.

Unit 21: Being the same premises conveyed to Jack Shaw and Terri Bishop-Shaw by Quitclaim Deed with Covenant from ATL Holdings, LLC dated July 6, 2006, and recorded in the Kennebec County Registry of Deeds in Book 8974, Page 8.

Unit 22: Being the same premises conveyed to Jack R. Shaw and Terri L. Bishop-Shaw by Quitclaim Deed with Covenant from ATL Holdings, LLC dated August 19, 2005, and recorded in the Kennebec County Registry of Deeds in Book 8570, Page 314.

The Grantee herein is the assignee of Peter J. McAvoy, II the highest bidder at the foreclosure sale held pursuant to the Consent Judgment for Foreclosure and Sale of Real Property and Waiver of Rights of Redemption entered in the Kennebec County Superior Court on July 2, 2009 in an action brought by TD Bank, N.A. f/k/a TD Banknorth, N.A. against Jack R. Shaw and Terri L. Bishop-Shaw, et al., Docket No. RE-09-21, of a Commercial Mortgage, Security Agreement and Assignment of Leases and Rents recorded in the Kennebec County Registry of Deeds in Book 9636, Page 76 on February 8, 2008. An attested copy of the Consent Judgment was recorded in said Registry of Deeds in Book 10178, Page 203 on August 11, 2009.

WITNESS my hand and seal this 7th day of October, 2009.

TD Bank, N.A. (f/k/a TD Banknorth, N.A.)

Kelly Pang
Witness

By: Richard B. Olfene, Jr.
Richard B. Olfene, Jr.
Its Commercial Workout Officer

STATE OF MAINE
CUMBERLAND, ss.

October 7, 2009

Personally appeared before me the above-named Richard B. Olfene, Jr., Commercial Workout Officer of TD Bank, N.A., and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said TD Bank, N.A. (f/k/a TD Banknorth, N.A.).

Before me,

Kelly Ramos
Notary Public/Attorney at Law:

Typed or Printed Name:

My Commission Expires: _____

KELLYK RAMOS
Notary Public, Maine
My Commission Expires March 22, 2013

